

**CITY OF LAKE STEVENS  
REGULAR CITY COUNCIL MEETING MINUTES**

Monday, August 27, 2012  
Lake Stevens School District Educational Service Center (Admin. Bldg.)  
12309 22<sup>nd</sup> Street N.E. Lake Stevens

CALL TO ORDER: 7:00 p.m. by Mayor Vern Little

COUNCILMEMBERS PRESENT: Todd Welch, Suzanne Quigley, Kathy Holder, Kim Daughtry, and Marcus Tageant

COUNCILMEMBERS ABSENT: Neal Dooley and John Spencer

STAFF MEMBERS PRESENT: City Administrator Jan Berg, City Attorney Cheryl Beyer, Planning Director Becky Ableman, Finance Director/Treasurer Barb Lowe, Public Works Director Mick Monken, Police Chief Randy Celori, Senior Planner Russ Wright, Principal Planner Karen Watkins and Office Assistant Carin Hinman

OTHERS: Larry Lundquist, Joyce Bell, Sherill Raab, Terra Edison, Mark Wakefield, and Doug Turner

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**Excused Absence.** Councilmember Daughtry moved to excuse Councilmembers Dooley and Spencer, seconded by Councilmember Welch; motion carried unanimously. (5-0-0-2)

**Guest Business.** Mark Wakefield, 121 95<sup>th</sup> Avenue S.E., commented that he was speaking with some recent graduates from Lake Stevens High School and they said that there have been four student drug overdose deaths in the past two years. His son has overdosed twice. He thinks we need to be more pro-active against drug trafficking in the City.

**Consent Agenda.** Councilmember Holder moved to approve Consent Agenda Item A, (A. Approve August 2012 vouchers [Payroll Direct Deposits 906137-906195 for \$144,762.51, Payroll Checks 33945-33946 for \$3,359.46, Claims 33947-34003 for \$116,096.52, Electronic Funds Transfers 490-492 for \$5,092.71, Tax Deposit 8/15/12 for \$54,406.53 for total vouchers approved of \$323,717.73]), seconded by Councilmember Tageant; motion carried unanimously. (5-0-0-2)

Mayor Little moved Consent item B. (Approve first and final reading of Ordinance No.880, 2012 budget amendment) to Action item A after the Public Hearing.

**Public Hearing and consideration of first reading of the following Ordinance Numbers: 875 (Comprehensive Plan Related Amendments), 876 (Land Use Code Related Amendments), 877 (Lake Stevens Center Planned Action) and 878 (20<sup>th</sup> Street SE Corridor Planned Action).** Mayor Little read the public hearing procedure. Planning Director Ableman reviewed the Lake Stevens Center and 20<sup>th</sup> Street SE Corridor subarea plans and noted the letter from Futurewise commenting on the 20<sup>th</sup> Street SE Corridor subarea plans. She gave a brief background as to why the City is planning. The City has grown from a population of 7,500 to 28,000 after the annexations. The annexations have given the City opportunity to take a look at how growth could occur differently and its economic needs with a larger population. In

2010 an Economic Development Strategy was completed. Studies were done to see what kind of businesses would work best for this community. The City would like to maintain our

community's character of "one community around the lake", retain the unique historic legacy, city parks and water-oriented activities. We are doing an integrated SEPA and GMA Planned Action EIS along with subarea plans, zoning code and design guidelines for both subareas. The concept for Lake Stevens Center will be a revitalized commercial center and 20<sup>th</sup> Street SE Corridor would develop into an employment center with commercial nodes and higher density residential.

Principal Planner Karen Watkins reviewed the updates to various chapters in the current Comprehensive Plan, where to integrate the subarea plans into the document, along with the new designations to the land use map. These are listed in Ordinance No. 875.

Land Use Code amendments, Ordinance No. 876, will update the zoning map with new zoning districts, employment centers, business districts, commercial district, retail and other main street district, and high urban residential. The Lutheran church located on the north east corner of 20<sup>th</sup> Street SE and Hwy. 9 will be rezoned from Mixed-Use Neighborhood to High Urban Residential and has approval of nearby neighbors. Staff is also proposing to retain three parcels on North Davies Road as Commercial District rather than rezoning them to Mixed-Use Neighborhood. The new Zoning Code Chapter and modifications on signage have been made based on comments by the Council.

Senior Planner Russ Wright noted the following changes to the sign code: the nonconforming signs would go back to the original sign code and added regulations for highway-oriented businesses or off-site signage to get additional advertising as necessary.

Councilmember Tageant questioned how the existing signage would be treated. Planning Director Ableman stated that the existing signage can be changed if using the same frame. If the frame is changed, it would then need to come into full compliance.

Councilmember Daughtry asked if pylon signs will be allowed. Senior Planner Wright replied that certain businesses would be allowed pylon signs to create better visibility for their business. A pylon sign has a single pillar or two pillars rather than a monumental base.

Principal Planner Karen Watkins continued comment with amendments to the existing Lake Stevens Municipal Code to make it consistent with the new codes of the subarea plan. Ordinances No. 877 and No. 878 are Planned Action Ordinances setting out the rules, procedures and thresholds for the planned actions. Chapter 14.112, a new chapter on traffic impact mitigation fees, will change from SEPA-based fees to GMA-based fees. GMA fees are more predictable and monies collected can be spent anywhere within the traffic impact zone. Ms. Watkins proposed separate traffic impact zones for each subarea. Planning Commission requested the City explore when the traffic impact fees are to be collected and if they could be deferred. They could be collected through a deferral payment, at certificate of occupancy or by installment payments.

Senior Planner Russ Wright reviewed the new zoning regulations and their relationship to the design guidelines. The zoning regulations set the standard where the design guidelines look at the esthetic quality, physical appearance of the building. Also reviewed was the Capital Facilities Plan which is the inventory of existing facilities and what the needs are to implement the subarea plan.

Public Comments. Doug Turner, 3201 South Lake Stevens Road, stated there should be a buffer between Snohomish and Lake Stevens. He's worried about his business, Turners Grocery, with all of the aggressive planned growth for the future particularly around 20<sup>th</sup> Street SE.

Mr. Turner wanted more information on the new 24<sup>th</sup> Street road that the City is proposing. He requested that the City post and send more notices. He is upset that there's no public involvement and participation. Mayor Little assured him that there will be a buffer between Snohomish and Lake Stevens. Planning Director Ableman stated the public in the subarea and within 300 feet were mailed notices, emails and open-house postcards have been sent, notices have been posted in the Lake Stevens Journal and the information is on the City website. Mr. Turner left the premise and said "email me".

Terra Edison, 1807 99<sup>th</sup> Avenue S.E., questioned the difference between High Urban Residential and Urban Residential. She doesn't understand the cards sent or the map. She has two acres and is concerned that her property may be in jeopardy. Planning Director Ableman clarified that Urban Residential lot size is 7,500 square feet and High Urban Residential lot size is 3,600 square feet. Planner Director Ableman stated that Ms. Edison is currently zoned Urban Residential and it is proposed to be zoned High Urban Residential. This rezone would allow her to put more units on her acreage, but is not a requirement.

Larry Lundquist, 8405 20<sup>th</sup> Avenue SE, stated that he's owned his property since November 2011 and has received no notices about the neighborhood shopping center or the widening and rezoning of 20<sup>th</sup> Street SE. He questioned when the rezoning and widening of 20<sup>th</sup> Street SE will be addressed. Public Works Director/Engineer Monken reported that tonight's meeting is in reference to rezoning. 20<sup>th</sup> Street SE widening, Phase 1, has been completed and now technical information is being collected and will be addressed later this year or early 2013 for Phase 2. Mr. Lundquist was concerned that his property value will go down if this area becomes a mega complex which would increase traffic like in Seattle. He also commented that we don't have to build to the maximum. It doesn't have to become a high density area. He is interested in Lake Stevens being a good residential area that is able to give the citizens the things that it needs such as controlled commercial areas and green belts. Mayor Little suggested Mr. Lundquist meet with City staff to clear up some of his concerns.

Joyce Bell, 1321 Springbrook Road, stated she would appreciate the City considering her request for her business property at 9429 North Davies Road (Lake Stevens Center Subarea) remain zoned Commercial rather than the proposed rezoning to Mixed Use.

Sherill Raab, 2909 87<sup>th</sup> Avenue S.E., questioned if 24<sup>th</sup> Street SE will be a developed Street. Mayor Little stated it could possibility be a thru street. Also Ms. Raab questioned where the bicycle paths are planned. Public Works Director Monken answered that they will be down the Seattle City Light power line easement. Ms. Raab suggested that 87<sup>th</sup> should be kept rural for horses and animals and a recreational area for children.

MOTION: Councilmember Tageant moved to close the public portion of the public hearing, seconded by Councilmember Welch; motion carried unanimously. (5-0-0-2)

Councilmember Quigley questioned the timing of collecting Traffic Impact fees. Planning Director Ableman stated they are collected when the building permit is picked up. Some jurisdictions collect the fees when the Certificate of Occupancy is issued. Once the project is completed and they have approval to occupy the development that's when the impact fees are

collected. It becomes much more difficult to collect fees if you tie it to the sale of a property because the City is not involved at that point. More research will need to be done on this.

Councilmember Quigley would like a staff analysis of the pros and cons for the timing of collecting fees.

**MOTION:** Councilmember Welch moved to close the public hearing, seconded by Councilmember Holder; motion carried unanimously. (5-0-0-2)

**MOTION:** Councilmember Daughtry moved to approve the first reading of Ordinance No. 875 (Comprehensive Plan related amendments), Ordinance No. 876 (Land Use Code related amendments), Ordinance No. 877 (Lake Stevens Center Planned Action) and Ordinance No. 878 (20<sup>th</sup> Street SE Corridor Planned Action), with the second reading to be September 10, 2012, seconded by Councilmember Tageant; motion carried unanimously. (5-0-0-2)

Councilmember Tageant requested an "information person" be available before the next Public Hearing to clarify some of the public questions.

**Ordinance No. 880, amending Ordinance No. 865.**


**MOTION:** Councilmember Quigley moved to approve the first and final reading of Ordinance No. 880 amending Ordinance No. 865, 2012 Budget Amendment, seconded by Councilmember Tageant; motion carried unanimously. (5-0-0-2)

**Council Person's Business:** None

**Mayor's Business:** None

**Staff Reports:** Staff reported on the following: City Administrator Berg gave an update on the Sewer District audit and draft work plan - expecting a draft report in mid September with a completed report in November. An extension for the audit may be needed. Public Works Director Monken gave an update on 36th Street, 20<sup>th</sup> Street/Lakeview Drive, Sandy Beach Drive and 131<sup>st</sup> road improvement projects. Police Chief Randy Celori reported Saturday was the second annual Firefighters and Police Department (Guns and Hoses) softball game to raise money for the Food bank and Family Center.

**Adjourn.** Councilmember Daughtry moved to adjourn at 8:23 p.m., seconded by Councilmember Welch; motion carried unanimously. (5-0-0-2)

  
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Vern Little, Mayor

  
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Carin Hinman, Office Assistant